April 2, 1936

VAILSBURG'S DEVELOPMENT by OWEN J. FOX,
Specialist in Vailsburg real estate and
Board's representative in that section.

Vailsburg was incorporated as a borough in 1895 and Alexander
Maybaum was the first mayor. At about that time the population
was 1500 but due to very rapid development during the next ten
years the population, shortly after Vailsburg's annexation to Newark
in 1905, had increased to 4,000.

"Columbia Heights" at Munn Avenue to West End Avenue, was one of the
steps toward real estate development in this section. Conrad and
Amil Nagel and Bluemeke Brothers were the developers.

Sanford Heights was another of the first fastest growing sections;
about 1924 Mr. Trimpe held a public auction sale in that section and
unimproved lots could be bought for as low as $20.00 per front foot.
By 1928 the same unimproved lots were sold for as high as $65.00 per
front foot. The Sanford Heights Development Company in which
Mr. Zweigard was interested was largely responsible for the rapid
development of this section having improved the land and erected a
great number of dwellings.

At about this time the zoning ordinance was changed to permit the
erection of stores and in 1925, the first store and apartment building
was erected at Sanford and Mountain View Place. The immediate vicinity
rapidly developed into a business center.

Gillen and Monahan in the late '20's developed the property of St. Mary
Orphan Asylum into one and two family dwelling section.

The entire Vailsburg section is now completely developed and there are
only a few isolated single plots of undeveloped ground.

The increase in values is reflected in a typical sale of property
bought in 1905 for $4,000 and sold in 1925 for $8,000.

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During the last 15 years the main thorofare, South Orange Avenue
has completely changed from a residential street to a highway of
stores and apartmentsbuildings.   Sanford and South Orange Avenue
is the Broadway of Vailsburg.